160.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	878,000 / 878,000
					USE VALUE:	878,000 / 878,000
					ASSESSED:	878,000 / 878,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOVECK DANIEL
Owner 2:	
Owner 3:	
Street 1:	103 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BESSETTE LORETTA A -
Owner 2:	KIRTON ERIC F -
Street 1:	103 CLAREMONT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .258 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 2229 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11250.000	346,400	1,400	530,200	878,000
Total Card	0.258	346,400	1,400	530,200	878,000
Total Parcel	0.258	346,400	1,400	530,200	878,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.90 /Parcel: 393.90

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107093

GIS Ref

GIS Ref

Insp Date 06/08/18

!12551!

PREVIOUS ASSESSMENT

Parcel ID 160.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	346,400	1400	11,250.	530,200	878,000		Year end	12/23/2021
2021	101	FV	336,100	1400	11,250.	530,200	867,700		Year End Roll	12/10/2020
2020	101	FV	336,100	1400	11,250.	530,300	867,800	867,800	Year End Roll	12/18/2019
2019	101	FV	264,900	1500	11,250.	530,300	796,700	796,700	Year End Roll	1/3/2019
2018	101	FV	264,900	0	11,250.	469,700	734,600	734,600	Year End Roll	12/20/2017
2017	101	FV	264,900	0	11,250.	393,900	658,800	658,800	Year End Roll	1/3/2017
2016	101	FV	264,900	0	11,250.	393,900	658,800	658,800	Year End	1/4/2016
2015	101	FV	250,200	0	11,250.	340,900	591,100	591,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:05:42

LAST REV

Date	Time
08/28/18	14:56:55
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12551

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BESSETTE LORETT	71334-44	1	7/18/2018	Mult Lots	1,050,000	No	No		
MACIEL CYNTHIA	30058-577		4/16/1999	Change>Sale	243,000	No	No		
SHWAB VINCENT/E	24620-555		6/15/1994		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2012	625	Wood Dec	10,000					& REPL 9 WINDOWS &
3/26/2004	201	Re-Roof	11,000					
11/8/2001	862	Fireplac	7,000	C				ADD FIREPLACE-FLUE
9/22/1994	501	Porch	3,000					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	MEAS&NOTICE	BS	Barbara S
3/11/2009	Meas/Inspect	189	PATRIOT
12/24/2008	Measured	336	PATRIOT
1/20/2000	Inspected	264	PATRIOT
12/2/1999	Measured	256	PATRIOT
4/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107093
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11250		Sq. Ft.	Site		0	70.	0.67	8									530,247						530,200	

Total AC/HA:	0.25826	Total SF/SM:	11250	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	530,247	Spl Credit		Total:	530,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17083335
Const Adj.:	1.00969899
Adj $ / SQ:	159.596
Other Features:	95750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	501986
Depreciation:	155616
Depreciated Total:	346370

COMMENTS

OF=BMT SINK 2 rooms in attic.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

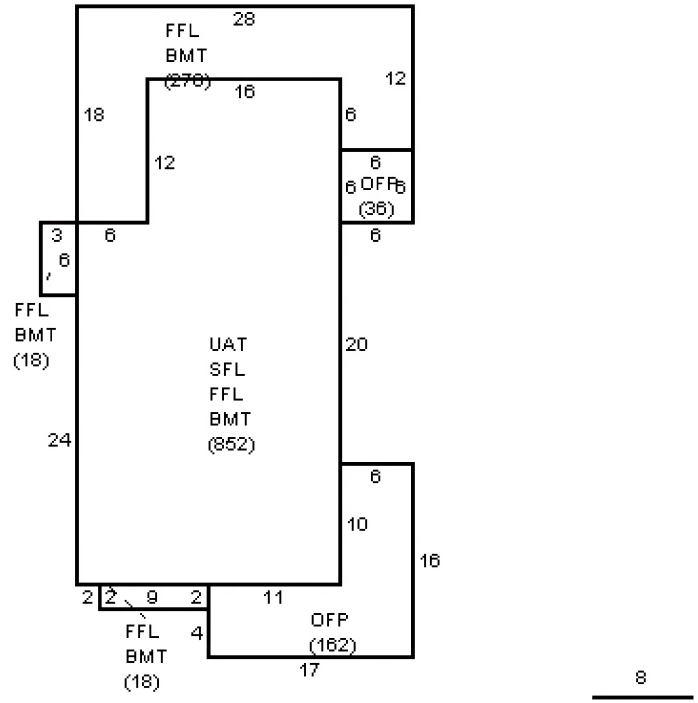
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.60
Special Features:	0	Val/Su Net:	96.46
Final Total:	346400	Val/Su SzAd	171.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,164	47.880	55,731
FFL	First Floor	1,164	159.600	185,769
SFL	Second Floor	852	159.600	135,975
UAT	Upper Attic	213	111.720	23,796
OFP	Open Porch	198	25.070	4,965

Net Sketched Area:	3,591			Total:	406,236
Size Ad	2016	Gross Area	4230	FinArea	2229

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	10X11	A	AV	2000	15.09	T	15.2	101			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Featues:		Total:	1,400

IMAGE

AssessPro Patriot Properties, Inc